

CITY OF HOMER
HOMER, ALASKA

Community Development
Director/City Manager

ORDINANCE 25-62

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY26 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING A NATIONAL OCEANIC AND ATMOSPHERIC
ADMINISTRATION GRANT IN THE AMOUNT OF \$1,500,000 FOR
LAND ACQUISITION AND WORK RELATED TO THE BRIDGE CREEK
WATERSHED PROTECTION DISTRICT.

WHEREAS, The City of Homer is the recipient of a \$1,500,000 National Oceanic and
Atmospheric Administration (NOAA) grant for the project titled "Acquiring Land to Foster Resilience in
Homer, Bridge Creek Watershed Protection District;" and

WHEREAS, The project includes purchasing land in the Bridge Creek Watershed Protection
District, public education, and the installation of a weather station on City Land in the watershed to
collect rainfall and other data; and

WHEREAS, This NOAA grant will support land acquisition as prioritized for many years in the
City's Capital Improvement Plan; and

WHEREAS, The Bridge Creek Watershed is the sole drinking water source for the City's municipal
water system and maintaining water quality and quantity is a priority of the City.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by accepting
and appropriating a grant from the National Oceanic and Atmospheric Administration in the
amount of \$1,500,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-XXXX	NOAA Bridge Creek Watershed Grant	\$1,500,000

Section 2. The City Manager is authorized to negotiate and execute the appropriate
documents.

Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not
be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 13th day of October, 2025.

~~Strike out~~ is deleted language, **bold underline** is new language

CITY OF HOMER



RACHEL LORD, MAYOR

ATTEST:



~~RENEE KRAUSE, MMC, ADAG, CITY CLERK~~
Zach Pettit, Acting City Clerk

YES: 6

NO: 0

ABSENT: 0

ABSTAIN: 0

First Reading: 9/22/2025
Public Hearing: 10/13/2025
Second Reading: 10/13/2025
Effective Date: 10/14/2025



MEMORANDUM

Ordinance 25-62, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating a National Oceanic and Atmospheric Administration Grant in the Amount of \$1,500,000 for Land Acquisition and Work Related to the Bridge Creek Watershed Protection District and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Community Development Director/City Manager.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: October 13, 2025
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

Introduction

The purpose of this memo is to provide clarification on this project which includes land acquisition and two sub-awards.

Sub-awards

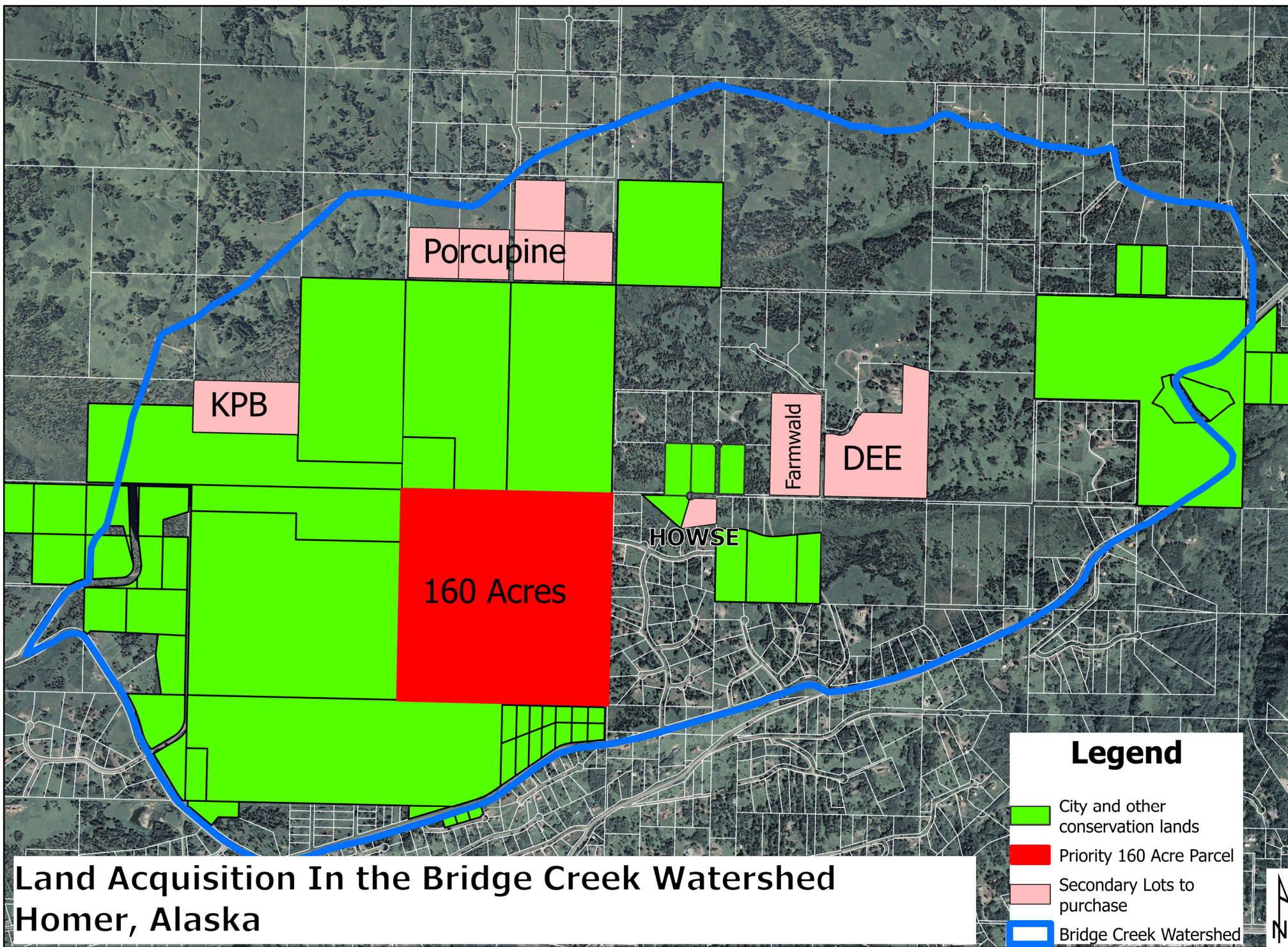
Under the system of federal grants, subawards are specific to contractors who helped develop the grant application and whose participation in the project is key. This project includes two subawards: one to the Kachemak Bay Research Reserve, which is the NOAA partner that makes the City eligible for these funds and the second is the Kachemak Heritage Land Trust (KHLT) which is the Land Trust that serves the Kenai Peninsula. Buying conservation lands with federal dollars is a complicated process, and KHLT has been instrumental in the Kachemak Peatlands Project. Staff will bring forward resolutions to award these subcontracts at a future Council meeting.

Land Acquisition

This project includes potential land purchases as outlined in the attached map. NOAA required the City to be specific about which lands we may purchase. The 160-acre tract is the priority land purchase, but should that acquisition fall through, the City has identified, and NOAA has approved the additional properties shown as approved under this grant program. Staff will bring forward a resolution before the end of the year to initiate the first land purchase. It will take approximately a year to complete a land purchase.

Attachments

Grant application property map





MEMORANDUM

Ordinance 25-62, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Accepting and Appropriating a National Oceanic and Atmospheric Administration Grant in the Amount of \$1,500,000 for Land Acquisition and Work Related to the Bridge Creek Watershed Protection District and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Community Development Director/City Manager.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: September 22, 2025
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

Recommendation: Approve Ordinance 25-62

Resolution 24-077 supported a partnership between the City, University of Alaska and the Kachemak Bay National Estuarine Research Reserve to submit a grant application to the National Oceanic and Atmospheric Administration for funding to acquire and protect lands within the Bridge Creek Watershed Protection District. The City was the applicant and has been awarded a \$1,500,000 grant to purchase land for conservation, provide public education, and install a meteorological station near the water treatment plant on Skyline Drive. There is no long-term weather data for the Homer hillside – only rainfall near sea level is tracked - so data from this installation will provide precipitation information very close to the reservoir. Data collection will also allow for the future opportunity to look at rainfall patterns and potential landslide hazards.

This is a reimbursable grant that includes sub-awards to the University of Alaska and the Kachemak Bay National Estuarine Research Reserve and the Kachemak Heritage Land Trust and will include contract work as needed grant tasks. The project is anticipated to be largely completed in two years, with project wrap up in year three.

Attachments:

Resolution 24-077

NOAA Notice of Award

Budget Narrative from grant application

**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 24-077

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, SUPPORTING A PARTNERSHIP BETWEEN THE CITY, UNIVERSITY OF ALASKA AND THE KACHEMAK BAY NATIONAL ESTUARINE RESEARCH RESERVE TO SUBMIT A GRANT APPLICATION TO THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION FOR FUNDING TO ACQUIRE AND PROTECT LANDS WITHIN THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT.

WHEREAS, Land Acquisition in the Bridge Creek Watershed Protection District has been a priority in the City's Capital Improvement Plan for over a decade; and

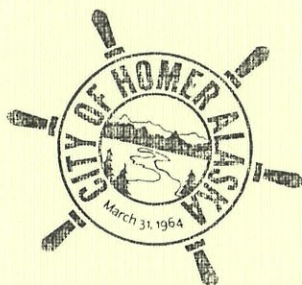
WHEREAS, The Kachemak Bay Research Reserve through the University of Alaska is eligible to apply for grant funding which would pay for acquisition and protection of lands within the watershed; and

WHEREAS, The City of Homer has long worked on strategic land acquisition in the watershed and these grant funds would leverage ongoing City efforts; and

WHEREAS, A partnership between the City and the Research Reserve would allow for a grant application and potential award of funds to benefit the City of Homer and would further efforts to preserve lands within the Bridge Creek Watershed Protection District, the sole source of public drinking water for the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska supports a partnership between the City, University of Alaska and the Kachemak Bay National Estuarine Research Reserve to submit a grant application to the National Oceanic and Atmospheric Administration for funding to acquire and protect lands within the Bridge Creek Watershed Protection District.

PASSED AND ADOPTED by the Homer City Council this 22nd day of July, 2024.



CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:



RENEE KRAUSE, MMC, ACTING CITY CLERK

Fiscal Note: NA



MEMORANDUM

Resolution 24-077, A Resolution of the City Council of Homer, Alaska, Supporting a Partnership between the City, University of Alaska and the Kachemak Bay National Estuarine Research Reserve to Submit a Grant Application to the National Oceanic and Atmospheric Administration for Funding to Acquire and Protect Lands within the Bridge Creek Watershed Protection District.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and City Council
Date: July 10, 2024
From: Julie Engebretsen, Community Development Director

Recommendation: Approve Resolution 24-144 to pursue funding for the purchase of lands in the Bridge Creek Watershed Protection District.

Background

The Kachemak Bay Research Reserve is eligible to apply for grant funding that would pay for the purchase of property in the Bridge Creek Watershed Protection District. This is the same funding source as the Kachemak Sponge project, however this Bridge Creek project is much less complicated. (An update on the Kachemak Sponge project will be included in the City Manager's Report at this meeting.) While the sponge project is groundbreaking in many respects, the Bridge Creek project is straightforward land acquisition. This grant presents an excellent opportunity to leverage city efforts to acquire key properties in the watershed. The City's Capital Improvement Plan has land acquisition in the watershed as a long term goal, and has listed this project for twenty some years.

Attached to this memo is the project as it was submitted to NOAA last year for funding. Despite being a thorough letter of interest, NOAA declined the project. With Council approval of this resolution, staff and Research Reserve and Kachemak Heritage Land Trust staff will collaborate to refine this proposal and resubmit the project.

Public Works Director Kort and Community Development Director Engebretsen will attend the Committee of the Whole to discuss the resolution with Council.

Attachments

Letter from Katherine Schake, Reserve Manager, Kachemak Bay Research Reserve
Draft 2023 Submittal to NOAA



Kachemak Bay National Estuarine Research Reserve Alaska Center for Conservation Science

UNIVERSITY of ALASKA ANCHORAGE

2181 Kachemak Drive Homer, Alaska 99603 (907) 235-4799

July 15, 2024

Homer City Council and Staff

Re: NOAA Bipartisan Infrastructure Law Funding Opportunity: NERRs Land Acquisition and Restoration

Dear Homer City Council,

On behalf of the Kachemak Bay National Estuarine Research Reserve (KBNERR), this memo serves as an invitation to the City of Homer to collaborate with KBNERR in applying for funds to acquire and protect lands in the Bridge Creek Watershed. The NOAA Bipartisan Infrastructure Law NERRs Land Acquisition and Restoration grant provides an excellent opportunity to leverage federal dollars to meet the City's long-term goal of preserving the quantity and quality of the sole source of public drinking water, which is predominately recharged through groundwater filtering through surrounding properties in the Bridge Creek Watershed (Brigino et al., 2023). Project partners include the Kachemak Heritage Land Trust (KHLT) and the KBNERR Community Council. Pre-proposals are due August 15th, finalists for the full proposal stage are alerted in November, and full proposals are due in January 2025. Funds are awarded spring of 2025 with a 3-year project period.

The Research Reserve does not own or manage any land, yet has a rare opportunity to pass through federal funds to acquire lands for the protection and conservation of threatened, important habitats. KBNERR has and will continue to apply for the NOAA BIL funding that is specifically available to the NERR system to purchase ecologically important land and/or implement restoration projects that significantly benefit surrounding watersheds. Over the past two years KBNERR has held community meetings to receive input on priority locations and conservation opportunities surrounding Kachemak Bay. KBNERR's Community Council Lands Committee and KHLT have thoroughly evaluated the properties suggested, and prioritized those that best fit the funding criteria. This is the same source of funding that KBNERR applied for and received for the City of Homer to purchase lands along Kachemak Drive to support the city's stormwater infrastructure project (aka 'Kachemak Sponge' project).

This past spring, community members submitted new project ideas, and priorities were updated in preparation for drafting new proposals. Applying for funding to purchase lands in the Bridge Creek Watershed resurfaced as a priority for community partners. Last year, KBNERR, KHLT and the City of Homer collaborated on a letter of intent that served as a pre-proposal for acquiring lands in the Bridge Creek Protection District (Attachment A). This project was not selected to the full proposal stage due to a lack of landowner interest in selling at the time. However, by expanding the geographic scope of the project to the entire Bridge Creek Watershed, not just the Protection District, KHLT has received interest from landowners who would like conservation outcomes for their properties.

Therefore, KBNERR is inviting the City of Homer to collaborate on a pre-proposal to acquire lands in the Bridge Creek Watershed in order to protect the City's drinking water, and continue to provide water for the fish of the Anchor River. Similar to the Kachemak Sponge project, KBNERR would pass through the majority of funding to the City of Homer to purchase and own the lands with conservation easements. A



Kachemak Bay National Estuarine Research Reserve
Alaska Center for Conservation Science
UNIVERSITY of ALASKA ANCHORAGE

2181 Kachemak Drive Homer, Alaska 99603 (907) 235-4799

subaward to the Kachemak Heritage Land Trust (KHLT) would enable KHLT to handle landowner negotiations and deed restrictions on behalf of the city.

Details regarding this funding opportunity are described below:

Specifically, this NOAA BIL funding opportunity seeks projects that enhance coastal resilience.

Examples of strengthening coastal resilience are: protecting lives and property; sustaining commercial, recreational, and subsistence fishing; recovering threatened and endangered species; and maintaining and fostering vibrant coastal economies and lifestyles. NOAA aims to fund high-impact projects that can have a transformational effect on an ecosystem or community.

Land Acquisition Projects: \$500,000 - \$1.5 million each

Lands must be free from any infrastructure and preserved for conservation in perpetuity. KBNERR does not own or manage land. A final landowner must be identified.

BASIC CRITERIA FOR PROPOSED LAND ACQUISITION: Projects must...

- Demonstrate a significant ecological value
- Demonstrate the need for protection
- Demonstrate a clear public benefit
- Be managed and protected in perpetuity by a non-federal entity
- Be located within the Reserve Boundary or Targeted Watershed
- Be purchased at fair market value

TIMELINE

August 15th: Pre-proposals (aka Letters of Intent) due to NOAA
November: NOAA invites finalists to full proposal phase
January 2025: Full Proposals due to NOAA

Please let me know if you have any questions or concerns.

Sincerely,

Katherine Schake, Reserve Manager
Kachemak Bay National Estuarine Research Reserve
kschake@alaska.edu
907-235-1593

Enclosed: Attachment A: Bridge Creek Watershed Protection District Letter of Intent 2023

2023 DRAFT

COVER PAGE

Applicant:

Kachemak Bay National Estuarine Research Reserve

Project Title:

Acquiring Land to Protect Drinking Water in the Bridge Creek Watershed Conservation District

Type of Project:

Land Conservation

Names and Affiliations of the lead principal investigators (PI) with contact information

Katherine Schake

Reserve Manager, Kachemak Bay NERR

Alaska Center for Conservation Science, University of Alaska Anchorage

kschake@alaska.edu (907)235-4799

2181 Kachemak Drive, Homer, AK 99603

Julie Engebretsen

Economic Development Manager, City of Homer

jengebretsen@ci.homer.ak.us (907)435-3119

491 East Pioneer Ave, Homer, AK 99603

Proposed Project Start and End Dates

August 1, 2024 - July 31, 2027

Total Federal Funding Request

\$2,081,450

Statement of Purpose: Water scarcity is a growing concern for rural Alaskan communities including the City of Homer and the surrounding populations due to recent climate change impacts and development pressures. The Bridge Creek Reservoir is the primary source of potable water for Homer residents, providing drinking water to over 1600 residential and 500 commercial customers in addition to water that is trucked to residents outside of the city limits. With this BIL project, KBNERR will partner with the City of Homer to purchase and protect properties within the Bridge Creek Watershed Protection District to prevent the degradation of the watershed's water quality and quantity, ensuring the reservoir continues to be a suitable public water source for the City while functionally recharging salmon-bearing streams.

Brief Project Description: KBNERR and the City of Homer have a rich history of partnering in research, conservation, and water quality and weather monitoring. The lands being considered for acquisition revolve around the Bridge Creek Watershed and Reservoir as the focal area, considering the reservoir's value as a drinking water source and KBNERR's expertise in long-term monitoring. Currently the Reserve is near the conclusion of a study that will result in a water budget for the City of Homer, providing valuable insight into the City's changing water needs. This study puts into practice the decades of Reserve research developed with the University of South Florida's groundwater team to understand the hydrology, recharge, and discharge of groundwater in the landscape of the southern Kenai Peninsula. Groundwater models developed by this team indicate that the properties in this project as well as those adjacent to them contain flow paths that are necessary for directing water to the reservoir and nearby salmon-bearing streams. Ongoing research indicates that during the summer the majority of water in the reservoir comes from groundwater seeps and springs and during the winter 100% of the water resource is dependent on groundwater. That same groundwater is vital to the survival of juvenile salmon in headwater streams, regulating stream temperatures so that sections of salmon habitat remain unfrozen during the winter and cold water refugia are available during the summer. Groundwater flow paths also deliver essential nutrients to these streams, carrying nitrogen and carbon from upland alders and peatlands respectively. With the residential population of Homer growing rapidly, the demand for drinking water increases, and because the reservoir is reliant on groundwater recharge from the watershed, the availability of water for other people and juvenile salmon decreases concurrently. Protecting these properties will have a transformational effect by ensuring that these groundwater flow paths remain intact, protecting vital salmon habitat and drinking water resources for the residents of Homer.

Furthermore, conserving the Bridge Creek Watershed properties will expand the monitoring opportunities available to the Reserve. KBNERR is in the preliminary stages of establishing a new System-Wide Monitoring Program (SWMP) weather and water quality station, and the Bridge Creek Reservoir offers many benefits both to KBNERR and the partnership with the City of Homer as a potential SWMP site. This will broaden the Reserve's capability to track patterns in water use, sample groundwater, and provide further insight into the changing water needs of the Homer area. Continuing KBNERR's involvement in this high priority area will greatly enhance awareness and understanding of the Reserve's mission. Currently KBNERR is developing a communications plan to reach a broader audience beyond the immediate stakeholders and partners. By utilizing the Reserve's expertise in research and monitoring to ensure the protection of such a vital resource, the City of Homer validates the Reserve's role as a source for science that benefits the public and strengthens the public perception of the Reserve.

Ecosystem and community benefits of acquiring these properties extends beyond the protection of water resources and juvenile salmon. They currently provide intact habitat for local, culturally significant wildlife with open meadows, wetlands, cottonwood groves, spruce, and mature willow. The vegetation provides food for

hundreds of moose to browse during the summer and fall, black bears are drawn to the abundance of berries, birdlife is diverse attracting many birders, dolly varden and rainbow trout reside in the reservoir itself, and numerous other animals including wolves, porcupines, and hares can be found making their way through this habitat. However, all of these things: wildlife, fish, and water security, are threatened by the possibility of development in this region.

Over the last decade, Homer has led all other Kenai Peninsula cities in new home construction. The continued tremendous growth of residential subdivisions has resulted in land clearing, ditching to direct water away from and dewater building sites, and increased impervious surfaces. The northeast properties in this project have already been subdivided with intent to develop for residential use. A platted road runs just north of these properties, making them easily accessible for development. The central properties directly border the reservoir, making them the highest priority for conservation for source water protection. Because the properties of this project are within the boundaries of the Bridge Creek Watershed Protection District, there is a clear precedent to prioritize their conservation. The City of Homer has continued to purchase properties within the Watershed Protection District as they become available and contingent on funding. Since 2009, the City has purchased over 85 acres within the Watershed Protection District specifically for conservation. They also paid the stewardship fee to help protect the 302 acres that the Kachemak Heritage Land Trust (KHLT) holds a conservation easement on. Currently funding for the City is exhausted for this purpose. The Alaska Department of Environmental Conservation (ADEC) has also identified the Bridge Creek Watershed as a priority in their Drinking Water Program. The properties are located within the ADEC Drinking Water Protection Zones. In addition to alignment with city and state watershed protection plans, several other private owners and non-profits including Kachemak Moose Habitat Inc. and Center for Alaska Coastal Studies have purchased land adjacent to those in this project for the sole purpose of conserving important wildlife habitat. This project will both expand the range of continuous protected acreage for local wildlife, and support the City in achieving the drinking water goals established for the Bridge Creek Watershed Protection District.

Milestones: Years 1-2: Execute Letters of Intent to Purchase Property Owners; Appraisal; Draft Phase I Environmental Reports; Title Reports

Year 2: Establish Conservation Easements; Documentation review

Years 2-3: Property closing - Purchase Property / Property Protected

Communications Products Developed & Published: Engaging with community stakeholders will be on-going throughout the process of real estate acquisition. The Research Reserve and the City will develop a Communication Plan, which will include news releases, Fact Sheets on the City's/Reserve's website and other materials will be developed and published as new information arises.

Site Monitoring Begins: The properties will be monitored to document the efficacy of the conservation efforts.

Site-Based Field Opportunities: Field Trips and other activities will be developed to showcase the ecological value of the wetlands and peatlands comprising the properties.

Equity and Inclusion: The Bridge Creek Watershed Protection District was selected by community members as one of two of the highest priority conservation areas from a list of community-identified conservation projects. Planning for this project involved a participatory process that started with KBNERR's twelve-member volunteer Community Council. Council membership represents residents from the communities and Indigenous populations that surround Kachemak Bay and was established to provide an organized structure for substantive and meaningful dialogue. Recommendations among agencies, local governments, researchers, environmental educators, conservation groups and those interested in natural science research and education,

including KBNERR staff, have co-developed the identified priority lands for conservation. Public outreach by KBNERR alongside the Kachemak Heritage Land Trust, an organization with extensive experience in conservation land acquisition and prioritization, provided public information sessions to orient community members, stakeholders, and partners to the BIL opportunity. This inclusive process garnered a total list of 19 projects, and ultimately, the Community Council decided that the Bridge Creek Watershed was a top priority for its significant ecological value, public benefit via water resource protection, and the imminent threat of development.

Populations living on the Southern Kenai Peninsula are classified as “underserved communities” as defined by Executive Order 13985, wherein rural populations meet the condition of being systematically denied a full opportunity to participate in aspects of social, economic, and civic life. Schools in the southern Kenai Peninsula are particularly underfunded and have high rates of poverty. If this project is funded KBNERR and the City of Homer will host field trips to the reservoir for Chapman School, a local Title I school, to tour the water treatment plant, learn about groundwater, and visit juvenile salmon habitat.

Climate: Water scarcity is a growing concern in Alaska and the reality of seasonal droughts and increasing populations threaten the available supply. In recent years, local villages such as Seldovia and Nanwalek have experienced near to complete depletion of their water resources. During the summer, water usage in the Homer area increases markedly, as the residential population nearly triples and tourists arrive. Protecting and monitoring properties like the ones in this project is vital to ensuring the availability of the already-limited freshwater resource to a consistently growing population. While KBNERR develops a water budget to assess and forecast the needs of the area, this project will provide a critical safeguard to the source water quality and quantity.

Geography and Maps: The targeted properties are vacant lands located in or adjacent to the Bridge Creek Watershed Protection District which lie within the City of Homer limits. The City, situated at the south end of the Kenai Peninsula and within the boundaries of the Kachemak Bay National Estuarine Research Reserve has a population of 5,515 and is the regional commercial hub for an additional 14,000 residents outside city limits. Soils are primarily Beluga silt loam and peat. The parcels contain “Moderate Rank” to “High Rank” wetlands, Discharge Slope Wetlands and Drainageway Wetlands that gently slope downward towards the reservoir.

Pre-Existing Uses: A Kenai Peninsula Borough Road runs between the western properties to access the reservoir. The central property just east of the reservoir access road is adjacent to the water line that runs along the western property boundary.

Partnerships: This project represents a continuation of the collaborative partnership between KBNERR, University of Alaska Anchorage (UAA), and the City of Homer, formalized in a Memorandum of Understanding (MOU). After the Community Council unanimously supported this project in their assessment of local conservation priorities, KBNERR and the City partnered with Kachemak Heritage Land Trust (KHLT) to strategically develop a plan to initiate due diligence and acquire these properties. The City of Homer will be the final landowner once these properties are acquired and protect them in perpetuity. The proposal will be submitted through KBNERR, UAA. UAA, the fiscal agent, has experience with grant management and project oversight. The City of Homer is a municipal government, experienced in the planning, design, construction and operation of municipal infrastructure as well as in the protection of sensitive open spaces. The City already actively manages and protects many acres of land for public benefit, specifically 172 acres with formal

conservation easements purchased with Exxon Valdez Oil Spill funding, and notably acreage in the Bridge Creek Watershed Protection District to protect the quality of the City's drinking water supply.

It is intended that KHLT will be a subcontractor for the City of Homer to perform the landowner contact and all necessary phases of the due diligence in this project. As a nonprofit land conservation organization founded in 1989, KHLT land conservation work has focused, in part, on land conservation projects in Bridge Creek in partnership with the City of Homer, including a recent 302-acre conservation easement within the watershed protected in perpetuity.

Project Readiness: KHLT and KBNERR jointly sent letters to eight landowners in the Bridge Creek Reservoir. Two landowners have since responded to KHLT indicating that they would be interested in a conservation outcome for their properties. Negotiations will continue and purchase and sale agreements will be entered into with the landowners, contingent upon acceptance of appraised fair market value. Working with KHLT and with City of Homer approval, contractors, due diligence in the field and appraisals, title opinions and other documents will be completed within the performance period. Due diligence will confirm that these parcels do not have title uncertainties or the need for remediation.

Project Timeline: During the first three months of the project, UAA will establish the award and sub-award with the City of Homer. The first project year will involve conducting necessary due diligence to consummate real estate transactions which consists of acquiring property purchase agreements, appraisals, phase I environmental reports, and title reports. In the second year conservation easements will be established, documents will be reviewed, and properties will be purchased and protected. Communications products will be created and delivered throughout the remainder of the project period beginning in the second year. Once properties are purchased, site monitoring will begin and field opportunities will be implemented.

Budget Summary: The total project request is \$2,081,450

KBNERR Personnel: \$36,241

Subaward to City of Homer: \$2,028,029

Personnel: \$32,280

City of Homer Contracts: \$527,383 includes Kachemak Heritage Land Trust (\$55,383); Engineering & survey services, appraisals, environmental review, legal services and recording fees (\$472,000)

Land Acquisition: \$1,284,000 for ten parcels totaling 85.73 acres

City of Homer 10% Indirect: \$184,366

Other Direct Costs: \$5,500

Signage acknowledging NOAA Funding \$5,500

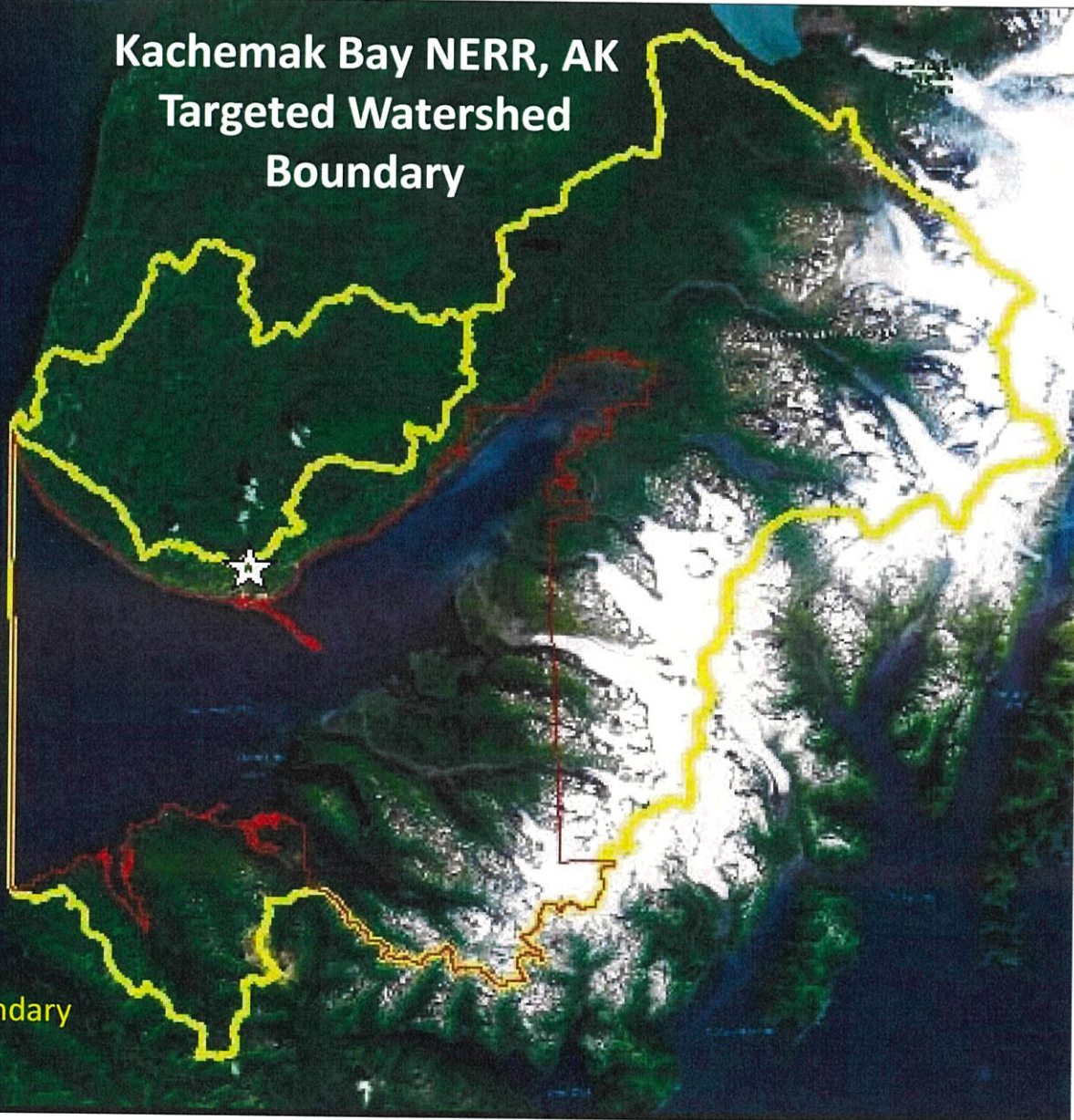
KBNERR/UAA Project Indirect: \$11,680

Calculated for UAA costs and first \$25,000 of subaward. Facilities and Administrative (F&A) Costs for Cooperative Ecosystem Studies Unit projects are calculated at 17.5% of the Modified Total Direct Costs.

Match & Leveraged Funds: Informally, leveraged funds include a KBNERR weather & water quality station valued at \$50,000 to be established at the City of Homer Reservoir; BIL Non-competitive Capacity Building Funds distributed to KBNERR, secured at \$200,000 for supporting project engagement and monitoring activities; and this work builds on a 2023 award of \$50,000 from City of Homer to KBNERR and the University of South Florida to establish a Bridge Creek Reservoir water budget.



Kachemak Bay NERR, AK Targeted Watershed Boundary

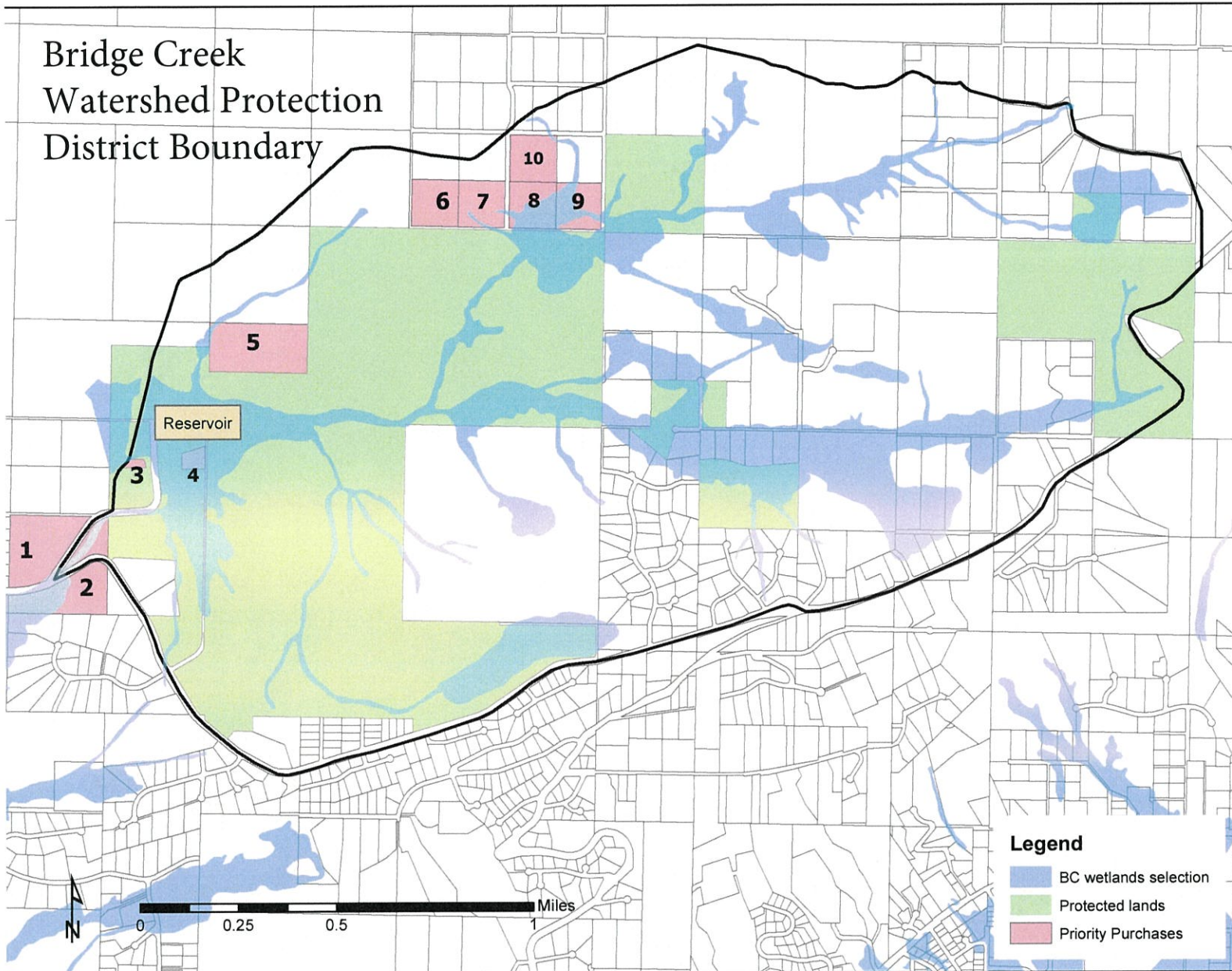


Reserve Boundary

Targeted Watershed Boundary

Project Area ★

Bridge Creek Watershed Protection District Boundary





RECIPIENT INFORMATION

- 1. Recipient Name**
CITY OF HOMER
491 E PIONEER AVE
HOMER, AK 99603
- 2. Congressional District of Recipient**
00
- 3. Employer Identification Number (EIN)**
920030963
- 4. UEI**
QPAPRFMET7Q1
- 5. Recipient Point of Contact**
Julie Engebretsen (Contact)
jengebretsen@ci.homer.ak.us
- 6. Authorized Official**
Ms. Julie Engebretsen
jengebretsen@ci.homer.ak.us

FEDERAL AGENCY CONTACT INFORMATION

- 7. Grant Specialist**
Kylie Brock
kylie.brock@noaa.gov
- 8. Program Officer**
Melissa Rietfors
melissa.rietfors@noaa.gov
- 9. Grant Officer**
Jewel Linzey
jewel.linzey@noaa.gov

FEDERAL AWARD INFORMATION

- 10. Award Number / FAIN**
NA25NOSX473C0192-T1-01 / NA25NOSX473C0192 / Mod 0
- 11. Award Type**
Cooperative Agreement
- 12. Period of Performance Start Date & End Date**
10/01/2025 – 09/30/2028
- 13. Budget Period Start Date & End Date**
10/01/2025 – 09/30/2028
- 14. Federal Share of Cost**
\$1,500,000
- 15. Recipient Share of Cost**
\$0
- 16. Total Federal and Recipient Cost**
\$1,500,000
- 17. Opportunity Number**
NOAA-NOS-OCM-2024-27098
- 18. Project Title**
Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed
- 19. Assistance Listing Number and Name**
11.473 Office for Coastal Management
- 20. R&D Award?**
No
- 21. Construction Award?**
No
- 22. Grants Officer – Signature and Award Date**
Halima Turner – 09/08/2025



Department of Commerce
NOAA
NOS Office for Coastal Management (OCM)

Notice of Award
NA25NOSX473C0192-T1-01

NOTICE OF NOAA AWARD COVER LETTER

You are the recipient of NOAA award Number NA25NOSX473C0192-T1-01.

The Notice of Award (NoA) serves as the official legal document issued to notify the recipient and others that an award has been made. The NoA contains all terms and conditions of the grant award.

The complete NoA can be found and downloaded under eRA Commons using the following instructions: [View Notice of Award | eRA](#)

This NoA was sent to the specified email address entered in the NoA email field by the recipient organization when completing the electronic Research Administration (eRA) Commons registration process. The Signing Official (SO) can update this email address through the Institutional Profile section in eRA Commons. The NoA can also be viewed from the Status Information page in eRA Commons. By accepting the award, the recipient agrees to comply with the award provisions specified on the award document.

As the Signing Official (SO) you are authorized to legally bind the institution in grant-administration matters. In providing your signature approval on the grant application submission you are responsible for monitoring grant related activities and authorizing expenditures under this award.

Additional Information about your award is shown below:

- Assistance Listing Number: 11.473
- Project Period: 10/01/2025 – 09/30/2028
- Program Office: NOS Office for Coastal Management (OCM)
- Program Officer: Melissa Rietfors
- Program Officer Phone:
- Program Officer Email: melissa.rietfors@noaa.gov
- Total Federal Funding: \$1,500,000
- Total Non-Federal Funding: \$0
- Organization Name: CITY OF HOMER
- Project Title: Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed
- Name of Principal Director/Project Investigator (PI/PD) as identified in the negotiated application:
 - o Julie Engebretsen (contact)
 - o Leon Galbraith
 - o Dan Kort
 - o Katherine Schake

This email was sent from a source that is not monitored for responses. If you need assistance, contact your Program/Project Officer (for programmatic issues) or the [eRA Help Desk](#) (for technical issues).

SECTION I – BUDGET INFORMATION**Approved Budget**

	Year 1 Federal	Year 2 Federal	Year 3 Federal	Total
Supplies	\$0	\$0	\$2,191	\$2,191
Contractual	\$72,000	\$5,700	\$800	\$78,500
Other	\$1,303,729	\$80,580	\$20,000	\$1,404,309
Total Direct Charges	\$1,375,729	\$86,280	\$22,991	\$1,485,000
Indirect Charges	\$7,500	\$7,500	\$0	\$15,000
Federal	\$1,383,229	\$93,780	\$22,991	\$1,500,000
Non-Federal	\$0	\$0	\$0	\$0

Authorized

	Cumulative
Federal	\$1,500,000
Non-Federal	\$0
Total	\$1,500,000

Authorized Funding Codes

					Cumulative
140Y8KMNKR	24P00	141017000000000000	41001300	NERRS BIL PROV 10	\$1,500,000
Total					\$1,500,000

SECTION II – NOAA STANDARD TERMS AND CONDITIONS

- 2 CFR PART 200, UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS, AS ADOPTED PURSUANT TO 2 CFR § 1327.101
<https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200?toc=1>
- DEPARTMENT OF COMMERCE FINANCIAL ASSISTANCE GENERAL TERMS AND CONDITIONS
<https://www.commerce.gov/oam/policy/financial-assistance-policy>
The Department of Commerce Financial Assistance General Terms and Conditions (GT&Cs) issued October 1, 2024, are incorporated by reference into this award.
- Bureau Financial Assistance Standard Terms and Conditions
[Administrative Standard Award Conditions for National Oceanic and Atmospheric Administration \(NOAA\) Financial Assistance Awards U.S. Department of Commerce](#)
- Department of Commerce Pre-Award Notification Requirements for Grants and Cooperative Agreements (REF: 79FR 78390)
<https://www.govinfo.gov/content/pkg/FR-2014-12-30/pdf/2014-30297.pdf>

SECTION III – SPECIFIC AWARD CONDITIONS**SPECIAL TERMS****New Award**

This competitive award number NA25NOSX473C0192 to City of Homer supports the work described in the Recipient's proposal entitled *Acquiring Land to Foster Community Resilience in Homer, Alaska Bridge Creek Watershed*, dated 01/02/2025 as revised on 06/12/2025, 07/11/2025 and 7/21/2025, which is incorporated into the award by reference. This award is made under the following statutory authorities: Coastal Zone Management Act, 16 U.S.C. 1456c (Technical Assistance), 16 U.S.C. 1456-1 (CELCP), and the Infrastructure Investment and Jobs Act, Public Law 117-58. Where the terms of the award and proposal differ, the terms of the award shall

prevail.

The terms in Section II of the Notice of Award applicable to this award are the version in effect at the time of award, unless the award is amended. Historical versions of 2 CFR 200 are available by clicking links at the top of the eCFR weblink in the Notice of Award.

Foreign Air Carrier

The recipient shall comply with the provisions of the Fly America Act (49 U.S.C. 40118). The implementing regulations of the Fly America Act are found at 41 C.F.R. 301-10.131 through 301-10.143. If a foreign air carrier is anticipated to be used for any portion of travel under a DOC financial assistance award the recipient must receive prior approval from the Grants Officer.

Required Use of American Iron, Steel, Manufactured Products, and Construction Materials

Buy America Preference. Recipients of an award of Federal financial assistance from the Department of Commerce (Department) for a program for infrastructure are hereby notified that none of the funds provided under this award may be used for an infrastructure project unless:

1. all iron and steel used in the project are produced in the United States this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
2. all manufactured products used in the project are produced in the United States this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard that meets or exceeds this standard has been established under applicable law or regulation for determining the minimum amount of domestic content of the manufactured product; and
3. all construction materials are manufactured in the United States this means that all manufacturing processes for the construction material occurred in the United States. The construction materials standards are listed below.

Incorporation into an infrastructure project. The Buy America Preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America Preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

Categorization of articles, materials, and supplies. An article, material, or supply should only be classified into one of the following categories: (i) Iron or steel products; (ii) Manufactured products; (iii) Construction materials; or (iv) Section 70917(c) materials. An article, material, or supply should not be considered to fall into multiple categories. In some cases, an article, material, or supply may not fall under any of the categories listed in this paragraph. The classification of an article, material, or supply as falling into one of the categories listed in this paragraph must be made based on its status at the time it is brought to the work site for incorporation into an infrastructure project. In general, the work site is the location of the infrastructure project at which the iron, steel, manufactured products, and construction materials will be incorporated.

Application of the Buy America Preference by category. An article, material, or supply incorporated into an infrastructure project must meet the Buy America Preference for only the single category in which it is classified.

Determining the cost of components for manufactured products. In determining whether the cost of components for manufactured products is greater than 55 percent of the total cost of all components, use the following instructions:

- a. For components purchased by the manufacturer, the acquisition cost, including transportation costs to the place of incorporation into the manufactured product (whether or not such costs are paid to a domestic firm), and

any applicable duty (whether or not a duty-free entry certificate is issued); or

b. For components manufactured by the manufacturer, all costs associated with the manufacture of the component, including transportation costs as described in paragraph (a), plus allocable overhead costs, but excluding profit. Cost of components does not include any costs associated with the manufacture of the manufactured product.

Construction material standards. The Buy America Preference applies to the following construction materials incorporated into infrastructure projects. Each construction material is followed by a standard for the material to be considered produced in the United States. Except as specifically provided, only a single standard should be applied to a single construction material.

1. Non-ferrous metals. All manufacturing processes, from initial smelting or melting through final shaping, coating, and assembly, occurred in the United States.

2. Plastic and polymer-based products. All manufacturing processes, from initial combination of constituent plastic or polymer-based inputs, or, where applicable, constituent composite materials, until the item is in its final form, occurred in the United States.

3. Glass. All manufacturing processes, from initial batching and melting of raw materials through annealing, cooling, and cutting, occurred in the United States.

4. Fiber optic cable (including drop cable). All manufacturing processes, from the initial ribboning (if applicable), through buffering, fiber stranding and jacketing, occurred in the United States. All manufacturing processes also include the standards for glass and optical fiber, but not for non-ferrous metals, plastic and polymer-based products, or any others.

5. Optical fiber. All manufacturing processes, from the initial preform fabrication stage through the completion of the draw, occurred in the United States.

6. Lumber. All manufacturing processes, from initial debarking through treatment and planing, occurred in the United States.

7. Drywall. All manufacturing processes, from initial blending of mined or synthetic gypsum plaster and additives through cutting and drying of sandwiched panels, occurred in the United States.

8. Engineered wood. All manufacturing processes from the initial combination of constituent materials until the wood product is in its final form, occurred in the United States.

Waivers

When necessary, recipients may apply for, and the Department may grant, a waiver from these requirements.

To help federal agencies and recipients meet BABA requirements, the U.S. Department of Commerce, National Institute for Standards and Technology (NIST), Hollings Manufacturing Extension Partnership (MEP) National Network provides a service to connect stakeholders, including recipients, to U.S. manufacturers that have relevant production capabilities and capacities to help fulfill current market and supply chain needs. Recipients considering a BABA nonavailability waiver are strongly encouraged to contact the NIST/MEP for assistance with supplier scouting services prior to seeking a BABA nonavailability waiver. Further information on the NIST/MEP supplier scouting services is available at: <https://nist.gov/mep/supply-chain/supplier-scouting>.

When the Department has made a determination that one of the following exceptions applies, the awarding official may waive the application of the Buy America Preference in any case in which the Department determines that:

applying the Buy America Preference would be inconsistent with the public interest (public interest waiver);

the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality (nonavailability waiver); or

the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent (unreasonable cost waiver).

A request to waive the application of the Buy America Preference must be in writing. The Department will provide

instructions on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Made in America Office.

There may be instances where an award qualifies, in whole or in part, for an existing waiver described on the Department's Build America, Buy America website found at <https://www.commerce.gov/oam/build-america-buy-america>.

Definitions

Buy America Preference means the domestic content procurement preference set forth in section 70914 of the Build America, Buy America Act, which requires the head of each Federal agency to ensure that none of the funds made available for a Federal award for an infrastructure project may be obligated unless all of the iron, steel, manufactured products, and construction materials incorporated into the project are produced in the United States.

Construction materials means articles, materials, or supplies that consist of only one of the items listed in paragraph (1) of this definition, except as provided in paragraph (2) of this definition. To the extent one of the items listed in paragraph (1) contains as inputs other items listed in paragraph (1), it is nonetheless a construction material.

1. The listed items are:

- i. Non-ferrous metals;
- ii. Plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables);
- iii. Glass (including optic glass);
- iv. Fiber optic cable (including drop cable);
- v. Optical fiber;
- vi. Lumber;
- vii. Engineered wood; and
- viii. Drywall.

2. Minor additions of articles, materials, supplies, or binding agents to a construction material do not change the categorization of the construction material.

Infrastructure means public infrastructure projects in the United States, which includes, at a minimum, the structures, facilities, and equipment for roads, highways, and bridges; public transportation; dams, ports, harbors, and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property; and structures, facilities, and equipment that generate, transport, and distribute energy including electric vehicle (EV) charging.

Infrastructure project means any activity related to the construction, alteration, maintenance, or repair of infrastructure in the United States regardless of whether infrastructure is the primary purpose of the project. See also paragraphs (c) and (d) of 2 CFR 184.4.

Iron or steel products means articles, materials, or supplies that consist wholly or predominantly of iron or steel or a combination of both.

Manufactured products means:

- 1. Articles, materials, or supplies that have been:
 - i. Processed into a specific form and shape; or

ii. Combined with other articles, materials, or supplies to create a product with different properties than the individual articles, materials, or supplies.

2. If an item is classified as an iron or steel product, a construction material, or a Section 70917(c) material under 2 CFR 184.4(e) and the definitions set forth in 2 CFR 184.3, then it is not a manufactured product. However, an article, material, or supply classified as a manufactured product under 2 CFR 184.4(e) and paragraph (1) of this definition may include components that are construction materials, iron or steel products, or Section 70917(c) materials.

Predominantly of iron or steel or a combination of both means that the cost of the iron and steel content exceeds 50 percent of the total cost of all its components. The cost of iron and steel is the cost of the iron or steel mill products (such as bar, billet, slab, wire, plate, or sheet), castings, or forgings utilized in the manufacture of the product and a good faith estimate of the cost of iron or steel components.

Section 70917(c) materials means cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives. See Section 70917(c) of the Build America, Buy America Act.

IMPLEMENTATION OF DOMESTIC SOURCING REQUIREMENT

Prior to initiation of any construction that may arise in this award, the Recipient is required to inform the NOAA Grants Officer and the Federal Program Officer whether it is using iron, steel, manufactured products, or construction materials as described in the Specific Award Condition in this award on Required Use of American Iron, Steel, Manufactured Products, and Construction Materials. In addition, the Recipient is required to inform the NOAA Grants Officer and the Federal Program Officer whether those materials are produced or manufactured in the United States, or alternatively, it is requesting one or more waivers, as described in the award condition. The Recipient is required to coordinate with NOAA regarding its compliance with this Term.

Substantial Involvement For Cooperative Agreement

This award is a cooperative agreement as described in 2 C.F.R. 200.1, meaning that the NOAA is substantially involved in the project. NOAA's participation involves the following:

NOAA Office for Coastal Management (OCM) staff will provide technical assistance and guidance to the Recipient and participate in programmatic activities beyond normal stewardship responsibilities in the administration of the award. OCM staff will closely monitor the award, and in its discretion, may review or monitor local programs for which the Recipient remains responsible. NOAA will collaborate and coordinate with the recipient on the project, and/or provide training on project-related matters to project staff, and provide assistance in the management and technical performance of the project activities. NOAA may require milestones before subsequent stages of the project may continue. NOAA may limit the recipient's discretion with respect to the scope of work, organizational structure, staffing, mode of operations, and other management processes, which will be coupled with close monitoring of operational involvement during performance.

Programmatic Requirements for CZM & NERRS Habitat Protection and Restoration Awards

A. Implementing Project Activities: Prior to implementing a project activity developed as part of a planning activity funded under this award, the applicant must ensure that the work will be conducted in accordance with appropriate Federal, state and local laws.

B. Field Work: The applicant must ensure that any field work conducted as part of educational, training or volunteer programs/activities will be conducted in accordance with appropriate Federal, state and local laws and will follow recognized best practices for minimizing impacts to the human and natural environment.

C. Safety: The Recipient is responsible for safety in the project, including the safety of project personnel, associates, visitors, and volunteers. In addition, for any Self-Contained Underwater Breathing Apparatus (SCUBA) diving activities in a project, it is the responsibility of the Recipient to ensure that SCUBA divers are certified to a level commensurate with the type and conditions of the diving activity being undertaken. Furthermore, it is the responsibility of the Recipient to ensure that any SCUBA diving activities under this award meet, at a minimum, all applicable Federal, State, and local laws and regulations pertaining to the type of SCUBA diving being undertaken.

D. Supplemental Guidance on Acknowledgement of Sponsorship for Coastal Management Program Awards: The following provision supplements the Department of Commerce Financial Assistance Standard Terms and Conditions G.05 and the Environmental Data and Publications Special Award Condition in this award: The cover of the title page of all reports, studies, or other documents, published or distributed electronically or hard copy, and acknowledgment pages of websites and web pages, that are supported in whole or in part by this award or any subawards shall acknowledge the financial assistance provided by the Coastal Zone Management Act of 1972, as amended, administered by the Office for Coastal Management, National Oceanic and Atmospheric Administration.

F. International Travel: Consistent with Department of Commerce Financial Assistance Standard Term and Condition G.05.d., all international travel is required to comply with the regulations set forth in the Fly America Act, 49 U.S.C. 40118.

G. Subaward and Contract Extensions: The Recipient is responsible for administering any requests for extensions of performance periods for any approved subaward or contract up to, but not beyond, the full Federal award period without prior approval by NOAA. NOAA must be notified in writing of any such task extension in semi-annual performance reports.

H. Funding Acknowledgement Sign: For any real property acquired under the award, the Recipient shall cause to be erected at the property a permanent plaque or sign satisfactory to NOAA that identifies the project and credits the National Oceanic and Atmospheric Administration as a funding source. The Recipient's final project report shall include photographs of the sign installed at the property as evidence that this award condition has been met, and sign guidance .

Post Award Environmental Review Process

National Environmental Policy Act (NEPA) Requirements for Change of Scope: Under Department of Commerce Standard Terms and Conditions G.04.a., the Recipient is required to identify to NOAA any impact the award will have on the quality of the human environment, and assist NOAA in complying with NEPA and associated environmental laws and policies. For any tasks or sub-tasks with a Special Award Condition attached requiring further NOAA Office for Coastal Management review prior to full approval, the Office for Coastal Management will review these tasks to determine the appropriate level of National Environmental Policy Act analysis, and if additional information is necessary.

If the scope of an award amendment has changed from the original grant scope (e.g., funding is being awarded for additional construction not originally considered), then NOAA will consider if the change implicates the National Environmental Policy Act even if it was considered in the original award of the grant. A Categorical Exclusion, Environmental Assessment, or Environmental Impact Statement may be prepared for grant amendments, depending on scope of the amendment and what type of analysis is appropriate. For additional grant cycle steps, such as the release of funds, cost extensions, and other administrative steps that do not change the scope of the original grant award where NEPA was conducted, a NEPA review will not need to be conducted again.

NOAA may require additional information to fulfill post award NEPA and environmental compliance review requirements. If NOAA determines that an environmental assessment is required, applicants may also be required to assist in drafting the assessment. Applicants may also be required to cooperate with NOAA in identifying and implementing feasible measures to reduce or avoid any identified adverse environmental impacts of their proposal.

Land Acquisition General Requirements

A. General requirements on land acquisitions and conservation easements:

The Recipient shall comply with all requirements set forth in the Department of Commerce Financial Assistance Standard Terms and Conditions and 2 CFR 200, including 2 CFR 200.311, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA - 42 USC 4601 et seq., and implementing regulations issued at 15 CFR Part 11 and 49 CFR 24). The URA includes providing for fair and equitable treatment of displaced persons or of persons whose property is acquired as a result of Federal or Federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases. The URA also includes requirements regarding notifications to the property owner and conflict of interest considerations. Consistent with these requirements, the term real property as used in these Conditions includes fee interests as well as conservation easements. Unless approved by NOAA, conservation easements shall be perpetual in nature (as opposed to a conservation easement for a set term of years).

The Recipient agrees (a) Not to use any power of eminent domain available to the Recipient (including the commencement of eminent domain proceedings) for use in connection with the project for the purpose of advancing

the economic interests of private parties; (b) Not to accept title to land, easements, or other interest in land acquired by the use of any power of eminent domain for use in connection with the project for such purposes; and (c) Any use of the power of eminent domain to acquire land, easements or interests in land, whether by the recipient or any other entity that has the power of eminent domain, in connection with the project without prior written consent of the operating unit constitutes an unauthorized activity and/or use of funds under the award, and subjects the recipient to appropriate enforcement action by the Grants Officer, including but not limited to the disallowance of award costs and the termination of an award.

B. Post-acquisition requirements: The Recipient shall manage the Property in accordance with the award. With the written approval of NOAA, Recipient may transfer the property to a public agency or entity that in the transfer document agrees to continue to manage the property in accordance with the award and to not further transfer the property without the written approval of NOAA. In the event NOAA becomes aware of title discrepancies or encumbrances that NOAA deems to interfere with the purpose for which these funds were granted, or if NOAA determines that the property has ceased to be used for the original purpose as approved by NOAA, the Recipient shall reimburse NOAA for the Federal funds received for the project as provided in 2 CFR 200.311.

C. Deed Restriction Language: Pursuant to 2 C.F.R. 200.316, the deed(s) for the real property(ies) acquired with funds from this award shall contain substantially the following provision:

"This property has been acquired (in part -if applicable)] with funds from Federal financial assistance award NA25NOSX473C0192 through NOAA's FY2024 National Estuarine Research Reserve System Habitat Restoration and Conservation funding under the Infrastructure Investment and Jobs Act. Title to the property conveyed by this deed shall vest upon acquisition in the City of Homer, subject to the conditions that the property shall be managed for conservation purposes and consistent with the purposes for which it was acquired. The City of Homer shall not dispose of, exchange, encumber its title or other interests in, or convert the use of this property without the approval of NOAA or its successor agencies."

For each property acquired under the award, a copy of the recorded deed showing the required language shall be submitted with the final project report.

D. Reimbursement of Grant Funds: In the event NOAA becomes aware that the property or easement has been disposed of, transferred, or exchanged; there are title discrepancies or encumbrances that NOAA deems interfere with the purpose for which these funds were granted; or if NOAA determines that the property has ceased to be used for the purposes for the original purposes as approved by NOAA, the Recipient is subject to 2 CFR Part 200.311(c) Real Property Use and Disposition requirements, which include reimbursement to NOAA for the share of the federal funds received for the project based on the fair market value of the interest in the land at the time of disposal.

Complete Acquisition Project Documentation

The Recipient will complete all necessary due diligence tasks, including those referenced below, unless Recipient requests, and NOAA determines, the task is not applicable. No NOAA funds may be expended on the acquisition until the Recipient has submitted the resulting due diligence documents to NOAA and NOAA has approved them.

A. Appraisal: Recipient shall commission an independent appraisal by a certified appraiser as set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and 49 C.F.R. 24. Appraisals are to be prepared according to those requirements which establish fair market value of the property, including the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA / Yellow Book) appraisal standard, and the Uniform Standards of Professional Appraisal Practice (USPAP) appraisal standard as applicable. The appraisal needs to have an effective date within one year prior to the date of acquisition. The purchase price of the property should be based on the appraisal. Older appraisals or negotiated purchase prices above the appraised value may be acceptable upon consultation with NOAA. The Recipient should also submit an independent review appraisal from a qualified review appraiser. Please note that NOAA retains the right to conduct a separate and/or additional appraisal review, depending on the issues raised within the appraisal as well as the amount of federal investment.

B. Willing Seller Letter: The recipient should submit a letter from the seller affirming that s/he is a willing participant in negotiations to sell the property at a mutually agreeable price.

C. Evidence of Agreement: Recipient shall provide documentation (such as an option agreement, purchase agreement, or letter of intent) between the seller and Recipient that indicates agreement to the sale (or intent to agree if terms of a contract can be reached) and the price to be paid for the property.

D. Preliminary Evidence of Title: Recipient shall provide evidence that the seller of the property is the owner and has marketable title free and clear of any liens or encumbrances that materially affect the value of the property. An Attorney's Preliminary Opinion on Title or title insurance binder in favor of the Recipient may serve as evidence. Recipient shall supply a copy of the title evidence along with copies of recorded exceptions to NOAA, and NOAA shall make a determination as to whether the condition of title is sufficient for the project to proceed. Rights of way for public streets and utilities are generally acceptable unless NOAA determines that the encumbrance is inconsistent with the goals of the restoration project.

E. Environmental Site Assessment: If available, the applicant should submit any environmental assessment (e.g. phase 1 or phase 2 assessment) or environmental impact statement that has been done for the property.

F. Survey: The Recipient shall provide a survey of the property in accordance with American Land Title Association/American Congress on Surveying and Mapping Minimum Standard Detail Requirements unless NOAA waives this requirement or determines the survey may be performed to lesser standards.

G. Draft Deed, Conservation Easement or other use agreements: The Recipient shall provide copies of any proposed deeds, conservation easements or other use agreements that may affect long term use of the property. All secondary easements and agreements must be consistent with the purposes of the award.

Funding Restriction for Land Acquisition

Federal funds are not permitted to be expended for land acquisition under this award until NOAA reviews and approves the complete land acquisition project documentation. Specifically, the Recipient is not authorized to expend federal funds in the amount of \$1,201,000 for property acquisition until the recipient provides to NOAA: [evidence of agreement with a willing seller, draft evidence of title, appraisal, survey, draft conservation easement, and draft deed for each site], and NOAA has reviewed and approved them.

This information should be submitted via a Satisfy Specific Conditions Revision Request in eRA to NOAA's Office for Coastal Management by 12/31/2027 which is at least 90 days prior to the proposed acquisition date, in order to allow for due diligence review.

SPECIAL CONDITIONS

Executive Order 14173: Ending Illegal Discrimination and Restoring Merit-Based Opportunity

This award term implements Executive Order 14173, 90 FR 8633 (Jan. 21, 2025), Ending Illegal Discrimination and Restoring Merit-Based Opportunity. By accepting this U.S. Department of Commerce financial assistance award, the recipient:

- (1) agrees that compliance in all respects with all applicable Federal anti-discrimination laws is material to the government's payment decisions for purposes of section 3729(b)(4) of Title 31 United States Code; and
- (2) certifies to the Department that it does not operate any programs promoting diversity, equity, and inclusion that violate any applicable Federal anti-discrimination laws.

Leverage Reporting

The recipient has proposed to use \$479,000.00 in leveraged funds as part of the overall support for the NOAA-funded project under this award. The recipient must include in each Performance Progress Report a description of the leverage used during the relevant reporting period. The reporting must also include an explanation for any proposed leverage cited in the proposal that will not be available or is otherwise not implemented as planned in association with the project. The recipient acknowledges that if the leverage cited in the proposal is not actually available for use on the project, NOAA may take this into account as applicable when assessing overall Performance Progress and any impact on the NOAA project.

STANDARD TERMS AND CONDITIONS

Performance Progress Report (PPR)-Award Start Date Semi-Annual

Project Progress Reports are due on a semi-annual basis, no later than 30 days following the end of each six (6) month period from the start date of the original award. A comprehensive final Project Progress Report is due within 120 days after the award expiration date and will include the last interim reporting period.

DUE DATE	TASK NAME	DUE DATE STATUS	DECISION DATE
04/30/2026	Reporting Period 10/01/2025 - 3/31/2026. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
10/30/2026	Reporting Period 4/01/2026 - 9/30/2026. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
04/30/2027	Reporting Period 10/01/2026 - 3/31/2027. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
10/30/2027	Reporting Period 4/01/2027 - 9/30/2027. See Specific Award Conditions and CD-450/CD-451.	Unresolved	
04/30/2028	Reporting Period 10/01/2027 - 3/31/2028. See Specific Award Conditions and CD-450/CD-451.	Unresolved	

Unmanned Aircraft Systems

If this project involves Unoccupied Aircraft Systems (UAS or drone technology), the Recipient is responsible for coordinating with the Federal Program Officer regarding any applicable policies and standards in NOAA's Office of Marine and Aviation Operations (OMAO) Handbook (June 2022, and any updates).

See [Uncrewed Aircraft Systems | Office of Marine and Aviation Operations](#).

In addition, for any UAS activities in a project, it is the responsibility of the Recipient to ensure it has complied with applicable federal/state/local laws and have the appropriate permits in hand prior to conducting drone operations.

Budget Narrative and Justification

1. Project title

Acquiring Land in Homer, Alaska Bridge Creek Watershed

2. Type of Project

Land Conservation

3. Project Location (latitude and longitude coordinates)

Homer Bridge Creek Watershed Protection District, Homer, Alaska. Multiple parcels, approximate location: 59.677447 N, -151.528782 W.

4. Project Start and End Dates:

October 1, 2025 –September 30, 2028

Applicant: City of Homer

Lead PI, City of Homer

Julie Engebretsen
Community Development Director, City of Homer
jengebretsen@ci.homer.ak.us (907) 435-3119
491 East Pioneer Ave, Homer, AK 99603

Co- PI, City of Homer

Dan Kort
Public Works Director
dkort@ci.homer.ak.us (907)235-3170
3575 Heath Street, Homer AK 99603

Co- PI, City of Homer

Leon Galbraith
City Engineer
lgalbraith@ci.homer.ak.us (907)235-3170
3575 Heath Street, Homer AK 99603

Co-PI, Kachemak Heritage Land Trust Subaward

Marie McCarty
Executive Director, Kachemak Heritage Land Trust
marie@kachemaklandtrust.org (907) 235-5263
315 Klondike Avenue, Homer, AK 99603

Co-PI, University of Alaska Anchorage (UAA), Kachemak Bay National Estuarine Research Reserve (KBNERR) Subaward

Katherine Schake
Reserve Manager, Kachemak Bay National
Alaska Center for Conservation Science, University of Alaska Anchorage
kschake@alaska.edu (907)235-1593

2181 Kachemak Drive, Homer, AK 99603

5. Total Federal Funding Request:

\$1,500,000

Informal Leveraged Funds

\$479,000

a. Personnel

- **Total Request: \$0**

Years One through Three: No personnel costs requested.

The City is using the de minimis cost rate of 15%, and is included under the “Other” budget category. The City is prioritizing the use of funds to purchase as much land for conservation as possible.

b. Fringe Benefits

- **Total Request: \$0**

Years One through Three: No direct personnel funding is requested therefore no fringe benefit costs are incurred.

c. Travel

- **Total Request: \$0**

Years One through Three: No travel funds are requested. The subject area is a 15-minute drive from municipal and project partner offices.

d. Equipment

- **Total Request: \$0**

Years One through Three: No equipment is being purchased so no funds are requested. One of the subawards included under the “Other” budget line does include equipment. That information is provided in the attachments of the UAA/KBNER scope of work and budget.

e. Supplies

- **Total Request: \$0**

f. Contractual*

- **Total Request:** \$78,500
- **Year One Request:** \$62,934
- **Year Two Request:** \$14,766
- **Year Three Request:** \$800

Nine contracts will be executed over the course of this grant.

Homer Soil and Water Conservation District contract is for providing technical assistance to co-develop training for NRCS and local landowners. Costs include staff time for co-developing trainings with NRCS staff and outreach materials for land owners on soils, hydrology and groundwater best management / best building practices; informally leverages Know Your Lands Public Information Events.

Dr. Mark Rains, University of South Florida contract is for two researchers to participate in decision-maker and Tribal leader site-based learning and knowledge sharing trainings.

JOA Surveys contract is for installation of Meteorological station on City of Homer property.

Geovera - contract is for a 3rd party surveyor and consultant under contract to City of Homer, to conduct boundary surveys if necessary*

MacSwain Associates, LLC contract is for a 3rd party consultant, USFLA certified appraisers, under contract to City of Homer*

Jemaine, Dunnagan & Owens PS 3rd party consultant, law firm under contract to City of Homer, to prepare real estate transactions for the real properties to be acquired for conservation. *

BGES contract is for Phase I Environmental Analysis. *

Kachemak Bay Title Agency contract is for title search, escrow services deed restriction and recording services. *

Apple Bus contract is for transportation for early career training excursion to city drinking water reservoir and treatment plant.

Homer Soil and Water Conservation District Contract:

- **Total Request:** \$10,000
- **Year One Request:** \$5,000
- **Year Two Request:** \$5,000
- **Year Three Request:** \$0

Method of Selection: Sole source local quasi-governmental entity for the State of Alaska.

Period of Performance: October 1, 2025-July 31, 2027

Scope of Work: Lump sum funding in the amount of \$10,000 is requested for a subcontract to provide technical assistance to co-develop training for NRCS (Natural Resource Conservation Service) and local landowners on groundwater and surface water nutrient flows, and how they interact with peatlands and salmon streams. On the Kenai Peninsula, the USDA NRCS is known most widely for its cost share programs that combat erosion, encourage wildlife, improve soil health and make agriculture less

destructive to the natural habitat. Because of their reputation of helping landowners financially, landowners willingly come to the NRCS office to discuss their plans for their land.. Year 1 funds Planning/Design costs; Year 2 funds cover cost of Implementation.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Homer Soil and Water Conservation District regarding progress, schedule, and expenditures. HSWCD will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	\$5,000	\$5,000		\$10,000

Dr. Mark Rains, University of South Florida Contract:

- **Total Request:** \$10,000
- **Year One Request:** \$10,000
- **Year Two Request:** \$0
- **Year Three Request:** \$0

Method of Selection: Sole source due to many years of partnership with the KBNERR and conducting groundwater research in the region and within the Bridge Creek Watershed Protection District.

Period of Performance: October 1, 2025- July 31, 2026

Scope of Work: Funding in the amount of \$10,000 is requested for a subcontract with Dr. Mark Rains, University of South Florida for two researchers to participate in decision-maker site- based learning and knowledge sharing trainings/technical assistance related to USF's groundwater research in the Bridge Creek Reservoir, Anchor River watershed, and lower Kenai Peninsula. This lump sum includes travel from Florida to Homer, Alaska, meals and accommodations.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Dr. Rains regarding progress, schedule, and expenditures. Dr.Rains will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	10,000			\$10,000

JOA Surveys:

- **Total Request:** \$9,066
- **Year One Request:** \$0
- **Year Two Request:** \$9,066
- **Year Three Request:** \$0

Method of Selection: Sole source due to the specialty nature of this work and limited number of firms in Alaska. This firm specializes in tides and water level measurement, vertical datums and geodetic networks.

Period of Performance: October 1, 2025 - September 31, 2027. Work is anticipated in the first year, but construction scheduling sometimes can be difficult due to the very short construction season at the anticipated elevation of the weather station. In a heavy snow year, it can be June before the snow is gone and into July before the ground is dry.

Scope of Work: Funding in the amount of \$9,066 is requested for a subcontract with JOA Surveys for the installation of a Meteorological station on City of Homer property in the Bridge Creek Watershed Protection District. The lump sum contract amount includes travel to Homer from Anchorage, AK and personnel costs.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with JOA Surveys regarding progress, schedule, and expenditures. JOA Surveys will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual		9,066		\$9,066

Geovera Contract:

- **Total Request:** \$0
- **Year One Request:** \$0
- **Year Two Request:** \$0
- **Year Three Request:** \$0

Method of Selection: The City conducted an RFQ process and Geovera was a responsive survey firm. The City alternates between local survey firms and selected this contractor for this project due to other work he has completed in the watershed.

Period of Performance: October 1, 2025- September 30-2028

Scope of Work: While no survey needs are presently anticipated for the project, we included Geovera in the budget narrative as it is possible that NOAA may require a Record of Survey or other document describing the legal area of the 160-acre desired parcel. This is anticipated to be a nominal cost, under \$5,000.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Geovera regarding progress, schedule, and expenditures. Geovera will provide quarterly progress reports and billing when services are rendered.

Itemized Budget: Contractual expense for survey work, if incurred, would likely under \$5,000 based on previous similar work by the contractor. If grant funds are not available, the City will cover the cost.

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual	0	0	0	0

MacSwain Associates, LLC Contract:

- **Total Request:** \$26,000
- **Year One Request:** \$26,000
- **Year Two Request:** \$ 0
- **Year Three Request:** \$0

Method of Selection: The City conducted and RFQ process and this firm was responsive. They are also one of the only firms in the state that conducts this work.

Period of Performance: October 1, 2026 - September 30, 1, 2028

Scope of Work: Conduct appraisals to NOAA specifications for property acquisition(s). If only one property is acquired, this cost will fall to \$7,500-\$9,500 based on a lump sum verbal estimate from the appraiser. The above is an estimate for appraising and associated travel for three properties, if buying several smaller parcels becomes necessary. Travel cost is based on a recent invoice for a preliminary appraisal conducted on the subject property. Appraisals are typically a day trip from Anchorage using commercial airline service and car rental.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with MacSwain Associates regarding progress, schedule, and expenditures. MacSwain Associates will provide quarterly progress reports and billings when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	24,500			\$24,500
Travel	1500			\$1,500

Jermaine, Dunnagan & Owens PS Contract:

- **Total Request:** \$3,334
- **Year One Request:** \$3,334
- **Year Two Request:** \$0
- **Year Three Request:** \$0

Method of Selection: Jermaine, Dunnagan & Owens PS (JDO) was contracted by the City of Homer through an open RFP process, and provides all legal services to the City.

Period of Performance: October 1, 2025- September 30, 2028

Scope of Work: Lump sum funding in the amount of \$3,334 is requested for a subcontract with JDO to draft land acquisition contracts (purchase agreements and deeds), review deed restriction language and all contracts with the City. It is anticipated this work will occur during year one.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with JDO regarding progress, schedule, and expenditures. JDO will provide quarterly progress reports when services are rendered for this project. JDO already provides monthly progress reports and billing for the City as part of its existing work for the City.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contractual	3,334			\$3, 334

BGES Contract:

- **Total Request:** \$15,000
- **Year One Request:** \$15,000
- **Year Two Request:** \$0
- **Year Three Request:** \$0

Method of Selection: The City has requested quotes for other projects and found this firm to be the lowest cost.

Period of Performance: October 1, 2025 - September 30, 2028

Scope of Work: Funding in the amount of \$15,000 is requested for a subcontract with BGES for Phase 1 Environmental Assessment work. A single Phase 1 Environmental Assessment is anticipated to be \$8,000 lump sum for one large lot, however additional funds have been budgeted to cover if assessment of additional properties (smaller lots at a lower cost) is required. The City does have additional funds to cover this expense if costs rise above \$15,000. Funding includes personnel costs and round trip day travel from Anchorage to Homer via commercial air carrier and car rental.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with BGES regarding progress, schedule, and expenditures. BGES company will provide quarterly progress reports and billings when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	\$15,000			\$15,000

Kachemak Bay Title Contract:

- **Total Request:** \$3,600
- **Year One Request:** \$0
- **Year Two Request:** \$0
- **Year Three Request:** \$0

Method of Selection: This company is one of two local title companies. The City alternates between companies and has selected this firm for this project

Period of Performance: October 1, 2025-September 30, 2028

Scope of Work: Lump sum funding in the amount of \$3,600 is requested for a subcontract with Kachemak Bay Title Company for title report, escrow, closing and recording services. If there is only one land transaction this amount may be reduced.

Method for Maintaining Performance Accountability: Project coordinator will oversee contract and remain in regular communications with Kachemak Bay Title Company regarding progress, schedule, and expenditures. Kachemak Bay Title company will provide quarterly progress reports and billing when services are rendered.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	\$3,600			\$3,600

Apple Bus Contract:

- **Total Request:** \$1,500
- **Year One Request:** \$0
- **Year Two Request:** \$700
- **Year Three Request:** \$800

Method of Selection: Sole Source; only school bus company in the region to support transport for early career training.

Period of Performance: October 1, 2026 - September 30, 2028

Scope of Work: Lump sum funding in the amount of \$1,500 is requested for a subcontract with Apple Bus Company for early career training transportation to site based field visits. Cost is an estimate as charter rates increase annually.

Method for Maintaining Performance Accountability: Project coordinator will oversee scheduling and payment for bus services.

Itemized Budget:

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Contract	0	\$700	\$800	\$1,500

g. Construction (Not applicable, \$0)

h. Other*

- **Total Request:** \$1,406,500
- **Year One Request:** \$1,303,729
- **Year Two Request:** \$80,580
- **Year 3 Request:** \$22,191

* This grant budget includes the purchase of Priority 1 parcel: one large 160-acre parcel. The seller is working in good faith with the City and project partners on this transaction (letter indicating willingness to sell is in the appendix of the main project narrative). However, Homer is a dynamic real estate market and should this purchase not be completed for some reason, the funds requested will cover due diligence and land acquisition of Priority 2 parcels. The budget is adequate for conducting due diligence on up to three parcels which includes phase 1 environmental assessments, title reports, etc. This backup strategy to conserve land is supported by a letter of willingness to sell for a smaller parcel (included in the application appendices), a second lot is owned by the Kenai Peninsula Borough, a willing seller at fair market value, and several private lots that are currently on the market. See Appendices with Land Acquisition Map showing Priority1 and Priority2 parcels for more details.

Primary Land Purchase

A total of \$1,201,000 is requested for direct land acquisition costs. This is the purchase price of the Priority 1: 160 acre parcel (with a market increase contingency) that will be paid to the land owner and is anticipated to occur in year one. This single large parcel is the priority purchase for the City and presents the greatest opportunity to conserve the largest area of contiguous land with valuable habitat and water resources. This property is currently listed for sale on the open real estate market. Other costs such as title work, survey and other due diligence are listed under the contract section.

Alternative Land Purchases of Primary Land is sold to another party

Should the land owner of the 160 acre parcel choose not to sell to the City, five other parcels have been identified within Priority 2 as alternative options. All parcels are located within the relatively compact 2,000 acre Bridge Creek Watershed, and land owners have expressed interest in exploring the sale of their lands for conservation. All contain either wetland, surface water or groundwater resources, and are contiguous or very close to other conservation lands. The properties are similar in composition and will contribute to the same conservation outcomes as the 160 acre primary land purchase, should that transaction not be completed.

Rank	Estimated cost	Acreage	Notes	Other notes
#1	330000	23.324	"Dee Property" Large lot adjacent to Bridge Creek with groundwater resources, willing land owner letter included in application. Land is listed for sale and this sales price.	The top three transactions are the most likely. All five property owners have indicated willingness to consider selling.
#2	197000	14.0566	"Farmwald Property" Large lot west of the Dee property, no creek frontage, groundwater resources present and willing land owner.	
#3	180000	20	"KPB property" Very close to the reservoir with wetland resources and adjacent to city owned lands.	
#4	36720	3.06	"Howse Property" Smaller lot adjacent to bridge creek with wetlands present. Adjacent to other city conservation purchases.	
#5	389000	45	"Porcupine properites" Large lot (collection of 4 lots sold all together) with groundwater recharge resources, contiguous to other city lands. This transaction may be more difficult as we question the sales price. Actively on the market for about two years.	
Total	1132720	105.4406		

SIGNS

- **Total Request:** \$2,191
- **Year One Request:** \$0
- **Year Two Request:** \$0
- **Year Three Request:** \$2,191

The purchase and installation of required signage for NOAA funded land purchases is requested in year three. Cost is based on similar signage procured by project partner Kachemak Heritage Land Trust.

Kachemak Bay National Estuarine Research Reserve (KBNERR):

- **Total Request:** \$143,309
- **Year One Request:** \$82,729
- **Year Two Request:** \$60,580
- **Year Three Request:** \$0

Funding in the amount of \$143,309 is requested for a subaward to **Kachemak Bay National Estuarine Research Reserve (KBNERR)** in order to provide Coastal Training Program (CTP) and Education Program Site Based Learning to Decision-makers, Municipal Managers, Natural Resources Conservation Service (NRCS) Staff Training, Workforce Development and Early Career Trainings, Public Information Materials on groundwater science, and Install Meteorological (MET) Station to meet KBNERR System Wide Monitoring Program (SWMP) Standards.

Funding in the amount of \$60,000 is requested for a subaward to **the Kachemak Heritage Land Trust (KHLT)** in order to provide public outreach, work with the City to facilitate all due diligence for land

acquisition, deed preparation, and create a site monitoring program consistent with NOAA requirements.

See appendix (at end) for full scope of work and details. A synopsis is provided below.

Method of Selection: KBNERR is the City's NOAA project partner.

Period of Performance: October 1, 2025-September 30, 2027.

Scope of Work: KBNERR will provide training and education components to build community resilience and transfer knowledge of maintaining municipal freshwater sources integrating past KBNERR research. This includes teachers, students, community decision makers and members of the general public. KBNERR has been highly successful in this work over the past twenty years and is well integrated in the community to provide this service for this project. KBNERR will also oversee the installation of a Meteorological (MET) Station to meet KBNERR System Wide Monitoring Program (SWMP) Standards.

Method for Maintaining Performance Accountability: Quarterly progress meetings will be held to monitor progress. Success will be measured by the creation of and conducting of CTP, TOTE and Discovery Lab programming, training for NRCS staff and completion of the installation of the MET station.

Itemized Budget: (see also appendix at end of this document)

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	29,952	30,701		\$60,653
Fringe Benefits	14,822	15,193		\$30,015
Travel	{amount}	{amount}	{amount}	{amount}
Equipment	\$23,627			\$23,627
Supplies	{amount}	{amount}	{amount}	{amount}
Contractual	{amount}	{amount}	{amount}	{amount}
Other	{amount}	{amount}	{amount}	{amount}
Indirect Charges	14,328	14,686		\$29,014
TOTAL				\$143,309

Kachemak Heritage Land Trust:

- **Total Request:** \$60,000
- **Year One Request:** \$20,000
- **Year Two Request:** \$20,000
- **Year Three Request:** \$20,000

See appendix (attached) for full scope of work and details. A synopsis is provided below.

Method of Selection: Sole source; only accredited Land Trust within the region.

Period of Performance: October 1, 2025-September 30, 2028

Scope of Work: Provide public outreach, facilitate due diligence on land purchase(s) and provide draft deed restriction language. Work to create a site monitoring program consistent with NOAA requirements that the City can use to monitor all municipally owned lands within the watershed.

Method for Maintaining Performance Accountability: Monthly meetings to review progress, identify problems as they arise and timely solutions. Meetings may be bi-weekly during property acquisition.

Itemized Budget: (see also appendix this document)

Category	Year 1 Cost	Year 2 Cost	Year 3 Cost	Total Cost
Personnel	12,980	12,980	12,980	\$38,940
Fringe Benefits	2,780	2,780	2,780	\$8,340
Travel	{amount}	{amount}	{amount}	{amount}
Equipment	{amount}	{amount}	{amount}	{amount}
Supplies	{amount}	{amount}	{amount}	{amount}
Contractual	{amount}	{amount}	{amount}	{amount}
Other	{amount}	{amount}	{amount}	{amount}
Indirect Charges	4,420	4,420	4,420	\$12,720
				TOTAL
				\$60,000

h. Indirect Charges

- **Total Request:** \$15,000
- **Year One Request:** \$7500
- **Year Two Request:** \$7500
- **Year Three Request:** \$0

Indirect charges are calculated at a de minimis indirect rate of 15% and apply to the following direct costs for a total of \$15,000. The City is prioritizing the use of funds to purchase as much land for conservation as possible.

- Personnel: \$0
- Fringe Benefits: \$0
- Travel: \$0
- Equipment: \$0
- Supplies: \$0
- Other: \$1,404,309*
- **Total:** \$15,000

*There are two subawards over \$50,000. The City is using the de minimis indirect rate of 15% on the first \$50,000 on both of them.

Subaward 1: $\$50,000 \times 0.15 = \$7,500$

Subaward 2: $\$50,000 \times 0.15 = \$7,500$

Total: \$15,000

i. Cost Sharing : N/A

- Informal Leveraged funds: \$479,000. This is not part of any formula match or cost share amount, and not part of the 424 or 424A budget.

Project PI Julie Engebretsen will be donating over 300 hours of her time to the project for an in-kind donation valued over \$20,000. Additionally, the City of Homer is in the process of spending \$70,000 on land acquisition in the watershed, and a private conservation buyer is purchasing nearly 50 acres at a cost of \$389,000. These land purchases have assisted in the design and support of this grant application and land conservation in the Bridge Creek Watershed Protection District.

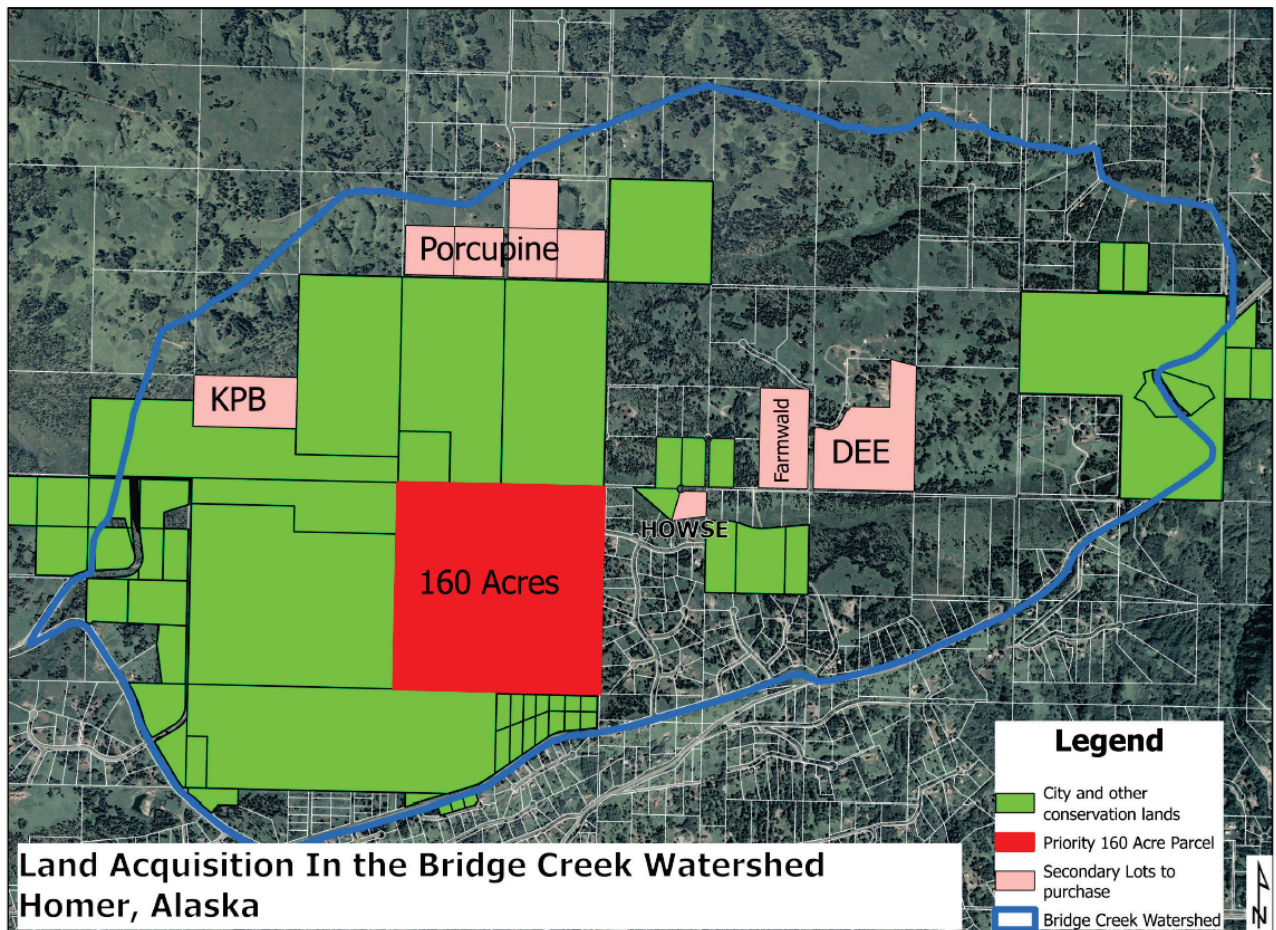
Leveraged Funds Table

Activity	Value
City Staff Time	\$20,000
Additional land acquisition by the City	\$70,000
Private conservation land purchase	\$389,000
Total Leveraged Funds	\$479,000

Appendix:

- 1) Land map of Priority 1 and Priority 2 Parcels
- 2) Kachamak Bay NERR subaward detailed budget

- 1) Land map of Priority 1 and Priority 2 Parcels



2) Subaward to: Kachemak Bay National Estuarine Research Reserve
Alaska Center for Conservation Science
University of Alaska Anchorage

Funding Opportunity: NOAA-NOS-OCM-2024-27098

Project Lead Applicant: City of Homer

Project Title: Acquiring Land in Homer, Alaska Bridge Creek Watershed

Names and Affiliations of Subaward Principal Investigators (PI):

Katherine Schake, Subaward Principal Investigator
Reserve Manager, Kachemak Bay NERR
Alaska Center for Conservation Science
University of Alaska Anchorage
kschake@alaska.edu | (907) 235-1593
2181 Kachemak Drive; Homer, AK 99603

Syverine Bentz, Co-PI
Coastal Training Program Coordinator, KBNERR
Alaska Center for Conservation Science
University of Alaska Anchorage
syverine@alaska.edu | (907) 235-1593
2181 Kachemak Drive; Homer, AK 99603

Project Start and End Dates: October 1, 2025 – September 30, 2027

Total Subaward Request: **\$143,309**